

Disclaimer

This document is a summary of participant discussions and presentations and does not represent the official policy or position of the U.S. Department of Urban Development (HUD).

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Executive Summary

Introduction

The Department of Housing and Urban Development (HUD), Office of Native American Programs, (ONAP) held seven Native Housing Needs Outreach Sessions (“Outreach Sessions”) from December 1, 2010 through March 24, 2011.

This was the second of seven facilitated regional sessions:

<i>Denver, Colorado</i>	<i>December 1-2, 2010</i>
<i>Reno, Nevada</i>	<i>December 14-15, 2010</i>
<i>Honolulu, Hawaii</i>	<i>January 12-13, 2011</i>
<i>Oklahoma City, Oklahoma</i>	<i>January 26-27, 2011</i>
<i>Hollywood, Florida</i>	<i>February 23-24, 2011</i>
<i>Seattle, Washington</i>	<i>March 2-3, 2011</i>
<i>Anchorage, Alaska</i>	<i>March 23-14, 2011</i>

The two day session encouraged an exchange of ideas leading to identification of key problem areas and barriers to affordable, sustainable housing in Indian Country, strategies for improvement and change, and identified tribal model approaches. ONAP’s goal for the outreach sessions was to expand the definition of housing need to the more encompassing concept of tribal need to create greater community and economic sustainability; thus creating greater opportunities for affordable housing as well as homeownership.

The session also served as an introduction of first steps to HUD’s Assessment of Native American, Alaska Native, and Native Hawaiian Housing Needs (“HUD Housing Needs Study”), and provided participants the opportunity to comment on the study’s survey design. Staff from HUD’s Office of Policy Development and Research (PD&R) presented an overview of the study and participated in a question and answer session about the study.

Outreach efforts for the session focused on tribal leaders, tribal housing authorities and other stakeholders including federal agencies, state agencies, private sector, and non-profit organizations.

Stakeholders were primarily from the Southwest (SWONAP) regional jurisdiction composed of the following states: Arizona, California, Nevada, New Mexico, and Ysleta del Sur. A total of 153 attended the sessions: Housing Authority (51), Tribe (36), Government Agency (12), Non-Profit (5) Private Sector (3), Unknown (46). A list of attendees is located in Appendix B.

The Outreach Sessions were designed to maximize the amount of time participants had to discuss issues within a small group setting and provide feedback to a session facilitator. Five national topics and one optional regional topic were developed in cooperation with regional tribal housing associations. These formed the breakout sessions.

The breakout sessions for the Reno Outreach Session are:

- Choice in Housing Type and Design
- Sustainable Community Development and Infrastructure
- Community Wellness and Environmental Health
- Leveraging Funding and Finance
- Housing as an Engine of Economic Development

Each of the breakout sessions began with a presentation by guest presenter on some initiative related to that topic area. Then participants worked together to develop a profile of community and economic need for the breakout topic. This included: prioritizing the need, defining barriers to addressing the need, developing strategies to overcome barriers, and identifying resources and entities for implementation. On the afternoon of the second day, HUD facilitated breakout sessions to address the second goal of the outreach session, to get tribal feedback on the HUD Housing Needs Study.

Key Results from Breakout Session Discussions

Although the participants dealt with a disparate set of topics and problems their prioritizations indicate a number of key themes or messages. These included:

- The need for systematic mid- and long-term planning at the tribally designation housing entity (TDHE) and tribal level. TDHEs now must deal with an extensive list of requirements, but with still limited resources. They need to prioritize and plan.
- Related to the point above, there is an ongoing need for capacity building at the TDHE and tribal level. This should probably be built into the planning efforts (what skills are needed the most). ONAP and other stakeholders should be a partner in this.
- There is a need for better coordination to improve the quality of services provided by TDHEs. At the local level there is a need to coordinate with counties, utility companies and other entities that support housing infrastructure.
- There is also an ongoing need to “streamline” the requirements and conflicting regulations of various federal programs.
- Tribes and TDHEs should start thinking how they can integrate newly developed green concepts into their programs. However, often at the tribal and TDHE level there is insufficient information on how to start integrating these approaches into local programs.

Key Recommendations for the HUD Housing Needs Study

After a preliminary introduction of the study by the facilitator, participants commented on the structure of the study as well as the design of the three different surveys that will be used in the current HUD Housing Needs Study. As a reference, participants were provided copies of the surveys used in the last Indian Housing study, conducted in 1996 and were asked to provide recommendations on the appropriateness, relevance and scope of the questions. Participants were encouraged to provide additional comments and recommendations on the survey design that more clearly identified need in the current environment.

Study Design and Outreach to Tribes

- Develop informational materials that explain the study design in laymen's terms (e.g., sampling.)
- Be sure that the survey obtains data on key health issues such as mold and radon.
- Make sure that there are Tribal representatives and other experts review the drafts of questionnaires.
- There should be questions that obtain data on the overall quality and availability of housing on the reservation.

Household Survey

- The 1996 survey was much too long. It needs to be shortened considerably.
- Respondents should be asked how they obtain and pay for needed repairs and maintenance.
- The survey should focus not on respondents' perceptions but on actual conditions in a house.
- Make sure that the survey touches on issues of overcrowding and homelessness.
- Need to make clear to respondents who will get information and how it will be used.

Housing Entity Survey

- Make sure this survey touches on homelessness and overcrowding.
- Make sure that the survey reflects current programs.
- On this survey include question about Indians not living on reservation contacting housing entity about housing on the reservation.

Tribal Leader Survey

- Need to take into account that not all tribal leaders will be well informed about the housing program.
- Tribal leaders need to be informed of the uses of the 1996 study and how data from the new study will be used.
- Be sure that this survey also touches on overcrowding and homelessness.

Report Format

The following report: 1) provides additional detail on the structure and the topics discussed during the outreach session; 2) provides an analysis of common themes that cut across the two

days of the session; 3) presents the key needs and action strategies developed by participants at the outreach session; 4) provides model activities as identified by participants; and 5) provides detailed comments on the HUD Housing Needs Study.

Introduction

Purpose

This document is the Proceedings Report of the December 14-15, 2010, Southwest Native American Housing Needs Assessment Outreach Session (“outreach session”). This was the second of seven facilitated regional outreach sessions to provide participants the opportunity to:

- **Tell the story of Indian Country.** Housing needs have broadened with emerging concerns about sustainability, healthy/green communities and housing’s role in economic and community development. Help create new baselines and definitions of housing needs for tribal communities.
- **Create strategies for action and change.** Work in structured, interactive breakout sessions with tribal representatives and public and private stakeholders on issues, barriers and actions to develop innovative approaches to sustainable communities and economies.
- **Learn about the Native American HUD Housing Needs Study mandated by Congress.** Have your input in the study assessment approach and structuring of questions. Hear how tribal communities can benefit from participating in such an important study.

This Session encouraged an exchange of ideas leading to identification of key problem areas and barriers to affordable, sustainable housing in Indian Country and, ultimately, recommendations for improvement and change.

Scope of the Report

This report focuses on highlights of the results of participant discussions, ideas, and recommendations from plenary and breakout sessions. This captures, in summary form, what participants said and recommended with respect to both their identification of housing needs and action strategies, as well as comments and recommendations relating to the HUD Policy Development and Research (PD&R) Assessment of Native American, Alaska Native, and Native Hawaiian HUD Housing Needs Study (“HUD Housing Needs Study”).

Session Goals

1. To reach out to tribal leaders, tribal housing authorities and other key stakeholders to seek their input on housing needs and to generate a discussion on the impact housing development has on local communities and economies.
2. To engage tribal housing stakeholders, including federal agencies, private sector, non-profit, and state entities to examine barriers and develop action strategies needed to create affordable housing opportunities as well as sustainable communities and economies.

3. To discuss the HUD Housing Needs Study and to solicit recommendations on the implementation of the study.
4. To provide a forum that generates a participatory environment to allow all Native American, Alaskan Native and Native Hawaiian housing stakeholders to offer their perspective of native housing needs.

Importance of the Session With Respect To the HUD Housing Needs Study

The purpose of the HUD Housing Needs Study is to meet the Congressional mandate for a study of the housing needs of Native Americans. In addition to examining housing needs, the study will examine overall population characteristics, geographic locations, and economic conditions of the population.

In this light, this session assisted in serving the following objectives:

- To inform participants about the scope and design of the study, the importance of community and individual participation, and the benefits of a new and accurate assessment of housing need.
- To review the study's outreach plan and to obtain stakeholder's advice on planning and implementing the study.
- To review and solicit feedback for household survey questions, as well as identify what the stakeholders want to learn from the survey.
- To further improve and target the research design of the study.

Meeting Format

The meeting included five plenary sessions:

1. An introductory session that included an overview of the HUD Housing Needs Study and general session guidelines.
2. A presentation of key housing needs and priorities for all five Day One breakout sessions.
3. A Day Two kickoff session on crosscutting themes and Day Two "Road Map."
4. Presentation of action strategies for all five Day Two breakout sessions.
5. Closing session on workgroup presentations regarding the HUD Housing Needs Study and next steps in the outreach process.

Two-thirds of the two-day meeting was devoted to breakout sessions to maximize the opportunity for participant interaction and sharing of issues and solutions. These were organized into three building blocks:

1. Discussion of housing needs, issues, and barriers – including group identification of priority concerns from the menu of breakout topics.
2. Discussion of action strategies on housing needs.
3. Review of questions from previous Housing Needs Assessment Household Survey and ideas to improve the survey design and questions.

Session Topics

The following pages provide a copy of the breakout session topics for the Outreach session.

Southwest Breakout Topics

Discussion Topic	Description	Sub-topics
Choice in Housing Type and Design	Affordable housing design has changed over the past decade. This session will explore the development of a broad spectrum of housing choices to address community and family needs as well as cultural, climate and environmental considerations.	<ul style="list-style-type: none"> • Subsidized/Non-Subsidized rental units • Homeownership/Above income households • Independent living elderly housing • Supportive housing for the disabled, homeless, and elderly • Transitional housing • Housing size and design for singles, families, and extended families • Creative and sustainable site planning • Incorporating cultural principles in housing choices
Sustainable Community Development and Infrastructure	Thorough community planning, housing activities can be coordinated with community, economic and infrastructure development to achieve sustainable and vibrant communities. This session will explore the effective local approaches to sustainable community and housing development.	<ul style="list-style-type: none"> • Community land use policies and community planning • Community housing land trusts • Water, sewer, and sanitation • Transportation infrastructure and roads • Energy infrastructure • Community facilities (e.g., schools, community centers, etc.) • Rehabilitation and maintenance of existing structures • IT/Communication Infrastructure • Legal Infrastructure (e.g., building codes)
Community Wellness and Environmental Health	There is an emerging recognition that health, safety, and environmental issues are essential to sustaining communities. This session will discuss measures to enhance the health and safety of communities.	<ul style="list-style-type: none"> • Maintaining/recovering a safe, healthy, sustainable environment • Integrating “green” concepts into housing construction • Availability of adequate health and education facilities • Public safety concerns (police, fire protection, etc.) • Hazard protection (floods, forest fires, evacuation centers, emergency access and evacuation, etc.) • Protecting community natural and cultural resources • Mitigating interior and exterior air quality problems • Integrating cultural principles into community development
Leveraging Funding and Finance	Federal housing grants have not kept up with increasing costs and changing community needs. This session will discuss leveraging strategies to make the most of housing resources.	<ul style="list-style-type: none"> • Access to credit/capital • Financial Institutions and their role in the community • Facilitating/leveraging public and private financial resources • Reinvestment of financial resources in housing and community development • Building individual and community assets
Housing as an Engine of Economic Development	There is a strong connection between the housing and economic development. This session will focus on how housing programs can be an integral part of community economic development.	<ul style="list-style-type: none"> • Business development resources and financing • Creating economic development institutions within the community • Investing in human capital/capacity building • Developing a “business plan” approach for tribal economic development • Developing and supporting local businesses • Housing’s role in community development corporations • Housing as an economic development resource • Creating job opportunities for local residents

Outreach Session Outcomes

This section provides a synthesis and analysis of common themes, action/strategies, and considerations regarding implementation of the national housing study. This section represents a compilation of the results of breakout topic discussions as derived from a combination of PowerPoint slides as well as detailed note-taker notes, and a compilation of written comments by participants on what they felt was most important regarding implementation of the HUD Housing Needs Study.

Outcomes are organized into the following subsections:

- **Crosscutting Themes** – This represents common or crosscutting themes from day one discussion.
- **Priority Needs by Topic** – A summary of priority needs by topic developed during the day one breakout sessions.
- **Actions/Strategies by Challenge/Issue** – A summary of the actions and strategies to challenges/issues as presented by participants.
- **Model Approaches/Success Stories** – Model approaches/success stories recognized by participants that could serve as examples to other Native communities.
- **Comments and Recommendations Regarding the HUD Housing Needs Study** – A summary of participant comments/questions on HUD Housing Needs Study outreach design and survey questions.

Crosscutting Themes

Listed below is a set of crosscutting themes that were discussed at the Outreach session. The lead facilitator observed these themes at both the breakout session discussions and the plenary session reports during day one. These themes were presented by the lead facilitator on the day two morning plenary session of the Southwest Needs Assessment Outreach session and represent “dueling” themes where there’s a potential pushback for every positive initiative represented as follows:

1. **Building Capacity** – There is need for increased across-the-board capacity building for sustainable housing and economies. However, this need is hampered by a general lack of funds to help build capacity and staffing resource limitations for smaller tribes.
2. **Comprehensive Planning** – There is a need for improved comprehensive planning. However, at times comprehensive planning is not accomplished due to frequent turnover in tribal administrations -- a plan is begun in one administration and put aside or changed substantially in the following administration..
3. **Streamlining Regulations** – There is need to streamline and coordinate regulations between federal agencies. Currently there are too many regulations from too many agencies with too many interpretations, and a lack of flexibility in interpreting and implementing regulations.
4. **Collaboration Across Partners** – There is a need for improved collaboration among all agencies and partners in assisting tribes, especially with respect to environmental assessments and environmental impact statements.
5. **Providing Greater Housing Choice** – There is a need to provide more housing choice across tribes and tribal populations. This need is constrained by funding limits and allocation formulas (at both the national and tribal levels) as well as the inability to properly fund and finance above income housing.
6. **Embracing Change** – There is a need to recognize and adapt to changing circumstances and changing opportunities for housing innovation. However, adaptation is constrained by those who do not necessarily want to change (e.g., elders who want to stay in their original home and not move into a new unit) as well as agencies that do not want to (or cannot) change the way they do business.
7. **Providing for Necessary Infrastructure** – There is needed to plan for community-wide infrastructure, not just specific housing-unit infrastructure. However, community-wide infrastructure development is often constrained by the critical lack of funds for building and improving infrastructure as well as the longer term cost of operation and maintenance.

8. **Leveraging All Resources** – The need to network, access, and leverage all potential public and private resources is constrained by dealing with myriad technical and regulatory requirements, and by a lack of understanding of the unique situations and dilemmas in funding and developing tribal housing and local economies.
9. **Accessing Capital** – There is a need for more training and mentoring of potential partners in capital markets and financial institutions. As tribes reach out and access private capital and non-traditional sources of funding, they are finding out that obtaining this type of capital is often constrained by a financial institution's lack of understanding of tribal communities and economies.
10. **Packaging and Orchestrating Multiple Sources of Assistance** – The need to identify and package funding and financing from a variety of public and private entities, so as to mitigate the dependence on ONAP, is constrained by time and the professional skills needed to work with multiple entities y playbooks and often conflicting application requirements.
11. **Unity** – There is a need for a unified front, across all tribes, to advocate tribal housing needs to all parties (from local banks to Congress). However, this at times, is constrained by the need to respect differing tribal situations including the special circumstances of lack of resources by small tribes.
12. **Protecting a Base of Funding** – There is a need to protect the base of ONAP and housing assistance funding, especially during times of pressures for reduced funding and economic downturns.

Underlying all these themes is the recognition that tribes have had generations of adaptive behavior in surviving tough times, but there is a need for a new tool kit for sustainability and affordable housing.

Priority Needs and Action Strategies as Identified by Participants

This consolidates the breakout topic PowerPoint presentations prepared by Session participants into key issues or challenges and the actions and/or strategies proposed to resolve the issue/challenge. Copies of the actual presentations were sent to participants shortly after completion of the Southwest Outreach session and may be obtained by contacting Carolyn O'Neil, Administrator, HUD Southwest Office of Native American Programs, Phoenix, Arizona 85004, (602) 379-7235, carolyn.j.o'neil@hud.gov.

Priority Needs by Breakout Session	
Breakout Session	Key Needs
Choice in Housing Type and Design	<ul style="list-style-type: none">• Homeownership• Supportive Housing for the disabled, homeless and elderly• Housing size and design for singles, families, and extended families
Sustainable Community Development and Infrastructure	<ul style="list-style-type: none">• Infrastructure• Planning• Construction• Sustainability
Community Wellness and Environmental Health	<ul style="list-style-type: none">• Maintaining/recovering a safe, healthy, sustainable environment• Integrating "green" concepts into housing construction• Protecting community natural and cultural resources
Leveraging Funding and Finance	<ul style="list-style-type: none">• Leveraging public/private resources• Issues related to conflicting government regulations• Issues related to BIA/IHS management• Increasing tribal capacity in business, construction, financial management
Housing as an Engine of Economic Development	<ul style="list-style-type: none">• Businesses in the community• Access to capital• Certified local labor force• Money and finance• Capacity building by all agencies

Actions/Strategies by Need and by Challenge/Issue

Topic 1: Choice in Housing Type and Design

Affordable housing design has changed over the past decade. This session explores the development of a broad spectrum of housing choices to address community and family needs as well as cultural, climate and environmental considerations.

Priority Need: Homeownership	
Challenge/Issue	Actions/Strategies
Loss of stock and impact on formula income from payoffs of mutual homeownership loans (impact on small tribes substantially greater)	<ul style="list-style-type: none">• Reviewing this issue for minimum funding levels for small tribes in the next formula negotiated rulemaking (neg/reg) meetings. Consider how this will work, especially for small tribes.
Preparing borrowers for purchasing under lease to own or mutual homeownership programs	<ul style="list-style-type: none">• Working to qualify borrowers.<ul style="list-style-type: none">○ Credit checks.○ Ensuring sufficient income.○ Qualified TDHE staff to implement.• Programs for educating buyers.<ul style="list-style-type: none">○ Understanding responsibilities as a homebuyer.○ Start education early with children/youth.• Identifying funding and other technical assistance for homebuyer education.• Model of renting before purchasing to prove ability to be a homeowner.
Obtaining Title Status Reports (TSRs) from Bureau of Indian Affairs (BIA) in a timely manner	<ul style="list-style-type: none">• Establish longer expiration date – going beyond the current 1 year period to 2 or more years.• Start process early – bring BIA in early.• Tribes issuing their own TSRs; Tribes need their own realty office.

Priority Need: Supportive Housing for the Disabled, Homeless and Elderly	
Challenge/Issue	Actions/Strategies
Funding for operating shelters for abused persons or families	<ul style="list-style-type: none"> • Make the “shelter” eligible for other funding sources, e.g., HUD supportive housing. • Explore other funding sources for supportive services, e.g., Medicaid, Medicare, IHS, Health and Human Services child welfare staff to provide in-home services; multidisciplinary teams. • Providing technical assistance – a variety of sources to provide TA – need funding; cuts across a variety of programs.
Responding to short and long-term emergency housing needs	<ul style="list-style-type: none"> • Develop detailed emergency response plan. <ul style="list-style-type: none"> ○ Sometimes establish emergency management office. ○ Partnering or networking with other tribes (e.g., Inter-Tribal Emergency Response Commission under the Indian Health Board of Nevada) to advocate for tribes. • Identify sources of funding or services from Federal Emergency Management Agency (FEMA), HUD Community Development Block Grant (ICDBG), state agencies, Environmental Protection Agency, private donors or nonprofits such as Salvation Army or Red Cross, volunteers from community?
Responding to housing needs of homeless or near homeless <i>individuals</i> (as opposed to <i>families</i>)	<ul style="list-style-type: none"> • HUD funding for the supportive housing program. • Explore other funding sources, e.g., Medicaid – special needs category, especially for services.
Maintaining separate elderly housing – residents that are not elderly and not enough elderly	<ul style="list-style-type: none"> • Program to support elders to keep them in their homes, e.g., providing maintenance on their homes. Setting up a maintenance department using non-program income. • Funding for retrofitting housing (e.g., USDA Section 504 Loans and Grants program.) • Multidisciplinary teams providing services, e.g., between IHS, Medicare.
Priority Need: Housing Size and Design for Singles, Families, and Extended Families	
Challenge/Issue	Actions/Strategies
Understanding what will give community highest return from design standpoint	
Tool to assess the cost efficiency of investing in building - energy efficient technologies	

Topic 2: Sustainable Community Development and Infrastructure

Thorough community planning, housing activities can be coordinated with community, economic and infrastructure development to achieve sustainable and vibrant communities. This session explores the effective local approaches to sustainable community and housing development.

Priority Need: Infrastructure	
Challenge/Issue	Actions/Strategies
Force accounts	<p>Accomplishes things that couldn't otherwise be done.</p> <ul style="list-style-type: none"> • Limitations/difficulties: <ul style="list-style-type: none"> ○ Can take a long time to create/build. ○ TERO issues. ○ Administrator as social worker, etc. ○ Drug testing. • Advantages: <ul style="list-style-type: none"> ○ Pride. ○ Income. ○ Keeping the money internal.
Priority Need: Planning	
Challenge/Issue	Actions/Strategies
Comprehensive plans are complex, take a long time, and require substantial resources	<p>Different challenges for Rancherias and Reservations.</p> <ul style="list-style-type: none"> • Relationship building. <ul style="list-style-type: none"> ○ Outreach/education and collaboration (with county planning, when their planning/infrastructure interacts with tribes.) ○ More political expertise (e.g., Nevada and Senator Reid.) • Inter-departmental and directors meetings and using the budget process as a means of strategic planning.
Not enough resources for Operation and Maintenance	<ul style="list-style-type: none"> • Force account crews. • Looking for funding beyond HUD. <ul style="list-style-type: none"> ○ Partnerships with other tribes. ○ Administrative burden. • Re-examine the formulas; are they appropriate? • Green strategies reduce operation costs. • Economic development to build tax base.

Topic 3: Community Wellness and Environmental Health

There is an emerging recognition that health, safety, and environmental issues are essential to sustaining communities. This session discusses measures to enhance the health and safety of communities.

Priority Need: Maintaining/Recovering a Safe, Healthy, Sustainable Environment	
Challenge/Issue	Actions/Strategies
Conducting thorough annual inspections, follow up on reported problems	<ul style="list-style-type: none"> • Hire an outside inspector. • Educate Housing Authority and tenant about inspections. • HUD certifies a housing inspector - online classes available. • YouthBuild grant – Tribes can apply for and hire a contractor who can train youth (interns.) • Local contractors will teach for free, e.g., electric company, Home Depot. • Temporary Assistance for Needy Families (TANF) work internships – pay for travel, etc. • National Congress of American Indians offer technical assistance for free.
Drugs and alcohol, domestic violence, public safety, lack of multipurpose activities (gyms), gang issues – PL280	<ul style="list-style-type: none"> • Civil remedies based on tribal authority. • Put a tribal court system in place. • Include requirements in leases, attend classes; if there was a drug arrest, show that he/she has gone for treatment. • Alcoholics Anonymous programs, drug and alcohol outreach.
Technical assistance/guidance for infrastructure, maintenance costs for system	<ul style="list-style-type: none"> • Rural water association provides training for operators (Nevada, California, Arizona.) • Indian Health Services. • Develop a water board within the tribal government and educate them about water services.
No proactive housing organization/training on how to maintain properties	<ul style="list-style-type: none"> • Tribal Council creates ordinances and contacts people about complaints. • Bring the whole community together to talk about issues; ranges from minor to serious (works best in smaller communities.) • Large communities can approach problems on piecemeal basis. • Agencies have to work with tribes before the system is installed – strategy for ongoing maintenance.
People only want a little help; too much regulation creates a burden	<ul style="list-style-type: none"> • Tell representatives to stop making more regulations. • States and counties only have criminal jurisdiction, not civil.

Priority Need: Integrating “Green” Concepts Into Housing Construction	
<i>Challenge/Issue</i>	<i>Actions/Strategies</i>
Need funding to retrofit housing and don’t know how to get technical assistance	<ul style="list-style-type: none"> • Housing Authority needs to establish standards when contractors bid; Housing Authority knows quality, energy savings for products being used, longevity. • Contractor provides adequate information on performance of products. • General requirements: <ul style="list-style-type: none"> ○ Thickness of walls. ○ Rating for installation. ○ Foundation. ○ Siting of homes.
Don’t know what “green” means	<ul style="list-style-type: none"> • Public awareness campaign, e.g., Iron Eyes Cody. • Dictionary on what “green” means.
Housing Authority doesn’t know how to do energy audits	<ul style="list-style-type: none"> • Involve Housing Authority in utilities doing energy audits.
Need incentives to go green, equipment is very expensive	<ul style="list-style-type: none"> • Make funding available to go green – get donated equipment. • Get tax credits through local energy sources to build solar/wind systems. • Partner with utilities and nonprofits to provide annual workshops for the communities on how to get incentives. Send out flyers, have demonstrations. • Use one home as model to demonstrate cost savings as an example. • Start an Environmental program for recycling and education. • Remote areas align with other locations.
Installation process, maintenance costs, trade-offs (water temperature, pressure, conservation)	<ul style="list-style-type: none"> • Educate homeowner through energy audit on pros and cons of going green. • Sample homes for different types of building styles to get the idea of costs and trade-offs. • Team up with electric company to target homes with highest water and electric bills.

Topic 4: Leveraging Funding and Finance

Federal housing grants have not kept up with increasing costs and changing community needs. This session will discuss leveraging strategies to make the most of housing resources.

Priority Need: Leveraging Public/Private Resources	
Challenge/Issue	Actions/Strategies
<ul style="list-style-type: none"> Lack of funds to use for training of staff and lack of information about successful models for small tribes Lack of access to webinar training 	<ul style="list-style-type: none"> Find a person with proven assistance as a “circuit rider” to provide training, technical assistance, and information on available resources. Identify real needs and qualifications. Spread information about current web resources. Network among tribes.
Priority Need: Issues Related to Conflicting Government Regulations	
Challenge/Issue	Actions/Strategies
Need for a consistent set of Indian Country regulations	<ul style="list-style-type: none"> Identify all federal regulations, agencies, and programs that impact Indian housing. “Bumble Bee Persona” to review precedents through case law. Regional associations convene subsidized meetings to discuss this issue and develop strategies. Identify leadership from among the coalitions.
Priority Need: Issues Related to BIA/IHS Management	
Challenge/Issue	Actions/Strategies
Current Indian Health Service regulations	<ul style="list-style-type: none"> Change existing IHS regulations to support infrastructure for NAHASDA housing. Empower small tribes to lobby Congress for legislative change. Train small tribes on how to lobby. Train for advocacy. Small tribes share costs of lobbying/advocacy. “Ambassadors” to BIA/HIS.
Priority Need: Increasing Tribal Capacity in Business, Construction, Financial Management	
Challenge/Issue	Actions/Strategies
<ul style="list-style-type: none"> Retention of qualified staff A need for special financial training for small tribes Retention of grant money on the reservation Perceived lack of oversight at the tribal level 	<ul style="list-style-type: none"> Network with other tribes in regions. Spread information about successful models. Feds develop website on successful Indian housing models. Additional webinar training. Circuit Rider. National American Indian Housing Council training/on-site technical assistance. In-kind mentoring. Better screening of potential staff. Survey existing staff on training needs. New approach to management, not the same old stuff (buddy system.)

Topic 5: Housing as an Engine of Economic Development

There is a strong connection between the housing and economic development. This session focuses on how housing programs can be an integral part of community economic development.

Priority Need: Businesses in the Community	
Challenge/Issue	Actions/Strategies
Infrastructure	<ul style="list-style-type: none"> Identify the needs, infrastructure plan. Identify additional external partners. Plan, design, engineer, and build.
Zoning, building codes/permits	<ul style="list-style-type: none"> New construction should be required to meet building codes/inspection. <ul style="list-style-type: none"> Adopt building codes. Adopt appropriate governance documents. Develop a land use plan.
Priority Need: Access to Capital	
Challenge/Issue	Actions/Strategies
Lack of lenders and loan programs	<ul style="list-style-type: none"> Make sure your audits are in order. Identify and understand loan and grant programs for economic development. Evaluate and determine what programs you want to apply for and then apply.
Priority Need: Certified Local Labor Force	
Challenge/Issue	Actions/Strategies
Lack of training programs	<ul style="list-style-type: none"> Identify training needs and training programs/partners. Identify funding for training activities.
Priority Need: Money and Finance	
Challenge/Issue	Actions/Strategies
Can't use Native American Housing Assistance and Self-Determination Act (NAHASDA)	<ul style="list-style-type: none"> Work with congressional delegations to have them understand the need to allow the tribes to use a portion of their NAHASDA funds for economic development.
Reservation status	<ul style="list-style-type: none"> Education of lenders on tribal leases and sovereign rights issues.
Priority Need: Capacity Building by All Agencies	
Challenge/Issue	Actions/Strategies
Agency organizational silos	<ul style="list-style-type: none"> National tribal effort to address the federal agency lack of cooperation/coordination between agency requirements with potential solutions to the issues.

Model Approaches/Success Stories

During the second day breakout sessions on action strategies, participants identified model approaches or success stories relating to a challenge/issue. These are compiled below by breakout session topic (except for Topic 4 for which there were no model approaches cited).

Topic 1: Choice in Housing Type and Design	
<i>Challenge/Issue</i>	<i>Model Approach/Success Stories</i>
Making houses more affordable.	<ul style="list-style-type: none">• Pueblo receiving Tax Incentive Financing (TIF) money from State of New Mexico for infrastructure.
Obtaining title status reports (TSR's) from BIA in a timely manner.	<ul style="list-style-type: none">• Navajo taken over the titling from BIA to obtain title status report in a timely manner; established a land administration office.
Responding to short and long term emergency housing needs.	<ul style="list-style-type: none">• Karuk elder housing vouchers used for emergency housing needs funding purposes; up to 1 year.
Topic 2: Sustainable Community Development and Infrastructure	
<i>Challenge/Issue</i>	<i>Model Approach/Success Stories</i>
Force accounts.	<ul style="list-style-type: none">• Pit River considered a good example of a tribe that has dealt with all the force account issues.
Not enough resources for operation and maintenance.	<ul style="list-style-type: none">• EPA's General Assistance Program (GAP) for Operation and Maintenance resources.

Topic 3: Community Wellness and Environmental Health	
<i>Challenge/Issue</i>	<i>Model Approach/Success Stories</i>
Conducting thorough annual inspections, follow up on reported problems.	<ul style="list-style-type: none"> Faith-based volunteer group do major repairs on reported housing problems. Peer training – local associations getting together; Nevada, California and Southwest Tribal Housing Alliance, Southwest Indian Housing Association.
Drugs and alcohol, domestic violence, public safety, lack of multipurpose activities (gyms), gang issues, PL 280.	<ul style="list-style-type: none"> Wellness court at Reno Sparks – one year option for treatment of drugs, alcohol, domestic violence. Bishop Tribe accepted a law and order code developed to meet their needs. Navajo Tribe cleaned out a bad neighborhood.
Technical assistance/ guidance for infrastructure maintenance, costs for system.	<ul style="list-style-type: none"> Hopi Moenkopi developers in Arizona – waste water system to reclaim/filter.
Need incentives to go green, equipment is very expensive.	<ul style="list-style-type: none"> Hopi Air and Wind Program. New Mexico credit on electric bill, low energy light bulbs, change to star-rated appliances, water-low flow toilets, residential and businesses. Los Amigos contracts with Housing Authority for energy audit. Arizona Public Service gives money back to Navajo Tribe for weatherization projects. Tribe writes a proposal.
Topic 5: Housing as an Engine of Economic Development	
<i>Challenge/Issue</i>	<i>Model Approach/Success Stories</i>
Agencies silos.	<ul style="list-style-type: none"> Office of New Mexico Indian Affairs Memorandum of Understanding to coordinate and collaborate between state agencies and tribes to eliminate agencies silos.

Comments and Recommendations Regarding the HUD Housing Needs Study

Overview

On the afternoon of the second day participants reconvened into their breakout groups to review questions from the 1996 Assessment of American Indian Housing Needs and Programs Final Report. Participants were provided copies of the Executive Summary from the 1996 Report, the complete household survey instrument, as well as surveys of Indian Housing Authorities (IHAs), tribal housing staff and tribal leaders.

Organization of Summary

Since each breakout group used the same format for discussion, this summary compiles results from across all breakout groups according to the following categories:

1. General Survey Comments
2. Household Survey
3. Tribal Leader Survey
4. TDHE Staff Survey
5. Survey Outreach
6. The Most Important Thing to Keep in Mind About the HUD Housing Needs Study

This summary compiles participant discussions that were captured by the breakout facilitators on flipcharts as well as notes from meeting note takers.

General Survey Comments

- Ask, “Is there enough housing on the Reservation and what shape is it in?”
- Ask, “Do you have mold/black mold within your home?”
- Within the housing survey ask, “Is the air quality, including radon, adequate?”
- Ask:
 - Are the roads/access routes in good repair to your home?
 - Has your heating broken down in the last year?
 - Are there visible, open cracks in the floors?
- Change IHA to Tribal Housing Entity.
- Cultural designed homes must be safe and risk free.
- Move the Household Characteristics (including the issue of overcrowding) survey questions to the beginning of the instrument, placing number of rooms with number of people in the house.
- Do anything possible to reduce survey; possibly eliminate certain questions.
- Don’t need to ask Housing Authority subdivisions – they already have that information.
- How to distinguish between what people need and what they want? Older generational want to keep it traditional and may not see a need for rehabing/modernizing.
- Update questions to reflect changes to programs.
- Explain the “survey” in terms for the layman: probability, sampling, etc.
- Head of household should be the one answering questions.
- All questions should be culturally sensitive.
- Any review panel used by PD&R should contain tribal representative(s) appointed by their region, similar to neg-reg (negotiated rulemaking).
- Question(s) on overcrowding or homelessness need to be incorporated.
- The household survey is too long. Pages 8-28 should be dropped.
- Simplify – Survey should last no longer than 10 to 15 minutes.
- Respect diversity and tailor survey as much as possible to accommodate local issues.

- Remove Household Name.
- Tribal members are tired of surveys for things like ICDBG (Community Development Block Grant program).
- In the Indian Housing Plan there is a question on needs of the tribe. ONAP could standardize and use that as a needs assessment.
- In some areas, localities are trying to tax benefits from grant programs.
- The household survey should go to the Tribe rather than the families.
- Only pages useful are about the first 7 and last 3 (i.e., enumerator observation, housing unit characteristics, household characteristics and housing costs).
- For all surveys parts...look at answers to 1996 survey- were these good questions then?...did you get the answers you were looking for? ...use that to decide questions to keep or eliminate.
- Have a diverse expert panel to review for 2010– different ages, tribes, on/off reservations, genders.
- Ask age questions by range, “Are you between 40 and 50?” versus “How old are you?”

Household Survey

- Page 2, Question 1 – “Type of Structure” does not include shacks or fit within these categories.
- Page 30, Question 9 under L. “Household Characteristics,” ask how many households would like to move to a separate house.
 - 9. Do you think some members of this household would like to move to a separate apartment or house?
- Page 29, Question 2 – Add other categories to single/married, i.e., cohabitating.
 - 2. Is the head of this household single or married?
- Page 29, under L, “Household Characteristics.” Ask the head of household whether they feel the household is overcrowded.
- Page 27, Under K, “Opinions about Other Housing Programs.” Ask “Have you applied for any other housing program and turned down? Why? Income?”
- Page 4, under B, “Housing Unit Characteristics.” Ask:
 - Have you needed home repair?
 - Who did you need to go through for repairs?
 - How much did these repairs cost?
 - If your repair needs have not been addressed, why not?
 - Do you know someone who can do these repairs?
- Page 8, all of C. “Perceived Housing Quality.” This is more observation versus asking for people’s perceptions.
- Page 18, Question 1 is not culturally sensitive.
 - 1. Do you take part in economic, social, or religious activities within the (reservation/trust land) area?
- Page 2, Question 2 – reason for lot size.
 - 2. For mobile home or single family detached: LOT SIZE (APPROX)
- Page 3, Questions 7 to 11 – If one is marked, the house is substandard.
- Page 3, Questions 12 to 15 – If one is marked “no”, then the house is substandard.
- Page 15, Section G, Question 1 – Why is this necessary for the survey? This would be a hot button issue for some tribes.
 - 1. Do you consider Indians who live outside the boundaries of this (reservation/trust land) area to be active members of the tribal community?

- Page 18, Questions in part H. What purpose is being looked for in asking these questions? For this needs assessment meeting there is no transparency in what is being looked for. Trends can't be developed if the same sampling as the survey isn't used.
 - H. Reasons for Living Outside Indian Land
- Page 22, Question #6. If it is marked as a poor job but doesn't tell the story that funding is not available, then these types of questions could be misused. Have to be careful as to what is asked.
 - 6. How well does the IHA do its share of keeping the units in good condition?
- Concern over the wording, and potential misuse of answers to some of the survey questions in the 96 survey. Example: page 22, question 6 – *How well does the IHA do its share of keeping the units in good condition? 1=poor; 5=excellent*. Could a number of low answers (e.g. 1s) lead to a conclusion of “the IHA is not doing a good job in keeping up units” when the answers may be driven solely by a lack of available funds?
- Significant concern over wording of questions that ask preferences, or attitudes or opinions. Example, Page 15, Section G, Question 1 – *Do you consider Indians who live outside of the boundaries of this (reservation/trust land) area to be active members of the tribal community?*
- Pages 13 and 14, “Homeowners and Renters,” expand the questions based on why are you renting vs. owning? This would help to add the sustainability piece to the study and the actual cost of living or the actual definition of affordable housing. Look at rural vs. urban and impacts on cost, transit orientation, cost to get to work (HUD DOT EPA Sustainable Communities Partnership and Livability Principles).
- Think about eliminating or reducing categories for question 3 in Section C on p.8, and eliminating Section D on page 9.
 - 3. Tell me how you felt about each of the following features of your house.
 - D. Housing Preferences.
- Page 26 is dumb – needs to be eliminated.
 - Page 26, Question 4 – How do you think the housing assistance provided by the Tribe compares to the housing provided by the IHA?
 - Page 26, Question 5 – Do you think people in the community have a say in the way the tribal government runs its housing assistance programs?
- Page 15, G. 3 and 4 – Why ask these questions – would these not be seen as the government's business?

Household Survey Concerns and Issues

- With a lack of funding, the individual surveys will indicate that the Tribal Housing program is not doing its job. It may be that way as not enough funds are received to do the job right.
- Randomization off of tribal roles may capture two members from the same household; looking at just housing unit and the household(s) in that unit?
- Strong concern that by surveying some, but not all tribes, the needs assessment will not be able to account for the differences between tribes.
- Concern that there is a statistical bias when the response rate is below 100%.
- Concern that the homeless/overcrowding issue will not be adequately characterized in the survey instruments.
- There should be an opportunity for every tribe to be able to contribute to the survey.
- Much of the data being sought is already being collected by the housing organizations for tribes.
 - Most of the data is reported routinely under NAHASDA
- Use IHP to convey this information rather than performing this survey.
- Will study look at Native Americans off reservation – in service areas? Outside service areas? For off reservation, how to identify these people? Use tribal roles? Will there be two surveys – one off, one on?
- When will survey be completed for review?
- Handling intermarriage with another tribe or non-tribal member?
- Add qualitative questions, e.g., “What are the housing needs of your household and your community?” Capture the “story” from the respondent.
- For every question, need to ask what will that piece of information be used for?
- Alternatively, which specific pieces of information does Congress want to know and how do we word questions to get that information?
- Were 1996 outcomes shared with other agencies, e.g., Environmental Protection Agency, Indian Health Service, Bureau of Indian Affairs, U.S. Department of Agriculture?
- Are other agencies contributing to this survey? Will they get the results?
- Why not use current annual data from Indian Housing Plans? Annual Performance Report?

Tribal Leader Survey

- Page 74, Question 16 – Not “free housing” but “more affordable housing.”
- Page 73, Question 8 may not be necessary.
 - 8. Do Indians living in nearby areas or urban or other areas further way, contact you about finding housing on the reservation/trust lands?
- Question 12 on page 73 and question 15 on page 74 may not be necessary.
- Identify proper contact to respond to Survey.
- Some tribal leaders may not want to participate and refer to TDHE.
- Not all tribal leaders are involved in housing.
- How to define homelessness or overcrowding.
- People say the survey is going to tribal leaders; however, this will end up being that they will refer to the tribal housing department. How many tribal leaders will want to participate when they know there are competent, expert people in the department that can answer better? Who is the proper respondent?
- Does the tribal leader have enough knowledge to assess the housing program?
- Council members sit on the Board and can act immediately and have knowledge of housing activity.
- Rent out homes on temporary basis for members to prove themselves, after previously committing crime or doing drugs.
- Council prioritizes what activities are funded.
- What is the purpose and use of the needs assessment and what authorized it and what were expectations.
- In some tribes the tribal leader may pass the survey to the housing staff as they are the experts for that entity.
- Tribal leaders will have more input then just our housing board representatives.
- Some tribal leaders may not know the answers to these types of questions. What happens if the tribal leader is not an active participant in the housing programs?

- The question was once again raised, “What was the 1996 survey used for”; Tribal Nations were never told. What was determined when the questions were answered before, were the questions useful and what was the information used for? This could have Tribes decide what questions could be eliminated or added.
- Both tribal leaders and tribal members should be told if the 1996 information was shared with other agencies such as Bureau of Indian Affairs, U.S. Department of Agriculture, Indian Health Services, Environmental Protection Agency, or tribal utility companies such as Water Quality. Is the new survey going to be shared with other agencies? Are the questions being asked that will address Indian housing?
- 1996 questions to tribal leaders regarding “How do you view your current services?” What was the outcome of this question?

TDHE Staff Survey

- Look at combining the staff and Housing Authority surveys to reflect current structures providing housing and housing related services.
- Question 8 from Tribal Leaders Survey may be more appropriate in this area: “Do Indians living in nearby areas or urban or other areas further away, contact you about finding housing on the (reservation/trust lands)?”
- What is the definition of homeless? Who decides?
- How do you define what is overcrowding and homeless? Indian Country may have different definitions than others.
- Try to look at overcrowding, number of households, and determine would they move out if another unit was available.
- If you have examples of surveys that can capture the same information, please provide.
- Question on a girl being in the same room with 2 boys. Told by SWONAP staff they could put a bedroom in a bedroom.
- Hard time putting any work into the survey without knowing what contractor will look for. HUD not saying what kind of data is wanted. Feel that is just continuation of asking for cooperation then the federal government does what it wants anyway.
- Offended that federal government coming in and surveying residents (tribal members) of Indian areas.
- The only pages that are useful are about the first 7 and last 3.

Survey Outreach

- Need for translator services, especially for elderly respondents (not only in native languages, but also in Spanish).
- Put notice in tribal bulletins.
- Receive approval from Tribal Council.
- For survey staff, wear name tag with information on who you are.
- Coordinate with TDHE or Tribal Council.
- Have a community meeting; make entire community and tribal administration aware of survey:
 - Message boards.
 - Flyers to houses.
- Schools – disseminating information to students in school.
- Tribal website.
- For off reservation families, send e-mails, other ways to inform members.
- Door to door campaign by tribal officers.
- Announcements in various community facilities.
- Timing of taking the survey – Time of year not to coincide with other tribal activities.
- Surveying Heads of Household about the rest of the household:
 - Some households may have several heads; how will this be handled?
 - Need to ensure clarify Heads of Household construct and heads of household.
 - Avg. house has 4 heads of household.
- Capturing the story of the household by asking qualitative questions.
- Give them food!
- Hire locals to conduct interviews/survey.
- Be clear/explain the survey's purposes.
- Explain how 1996 study was used and its impact/outcome.
- Survey too long – shorten.

- Use the American Community Survey and other training as an opportunity to talk about this survey.
- Consider developing different questionnaires for small, medium, and large size tribes.
- Make sure you include native lending institutions.
- Obtaining information from small tribes who do not have a housing entity.
- Qualitative data must be obtained on funding and finance issues (include native lending firms).
- Expand questions as to why rent vs. owning and why rural vs. urban living.
- Review influence of zoning issues, or effect of zoning issues on owning verses renting.
- How does drug and alcohol affect housing, tribal employees? (Question associated with tribal and housing entity surveys.)
- Possibly divide large tribes into small sections (i.e. chapters) for survey question that may be used in addressing small tribal questions or issues.

The Most Important Thing to Keep in Mind about the HUD Housing Needs Study

At the end of Day Two discussion on survey questions and outreach, participants were asked to write down, individually, their response to the following question, “PD&R, as you move forward to implement this study, the most important thing to keep in mind is...” Listed below are the verbatim responses to that question grouped together by common themes.

Recognize That Each Tribe is Unique

1. All tribes are different and needs may not be the same. Needs are different, especially because of the size of tribes.
2. All tribes are different in their ways and living. Needs are important to those that are in need.
3. Every tribe is different and every tribe needs to be heard.
4. All regions are different, as well as tribes (small and large), however, there may be some issues that are the same.
5. Each tribe is unique, whether large or small. However, we are all in need of a shelter or home. This is one basic need for any American.
6. Tribes are all unique within themselves, and tribal leadership must be consulted with in order to make this effort a success.
7. Each tribe has its own unique political and cultural characteristics. Each tribal community may build its communities completely opposite of a tribe 30 miles down the road.
8. Each tribal community is as different in culture and language as the European nations are. For example, France and Slovakia have different languages and cultures.
9. Cultural awareness and geographical area. Each household should be and region should be considered. Utilize tribal local government agencies to approach locals.
10. To consider each tribe’s needs.
11. Tribal input from each and every tribe.
12. Diversity and tribal beliefs, history of non-trust that has existed in the past.
13. Respect of our culture and traditions.

Consider Large AND Small Tribes

1. Put more emphasis on identifying the needs of small tribal housing programs so they can compete on a more level playing field for the limited resources that are currently out there.
2. The needs for “all” the tribes, whether they are little or big.
3. Tribes are sovereign nations and remember to address small, medium, and large nations separately in assessing needs as to rural and urban issues.
4. All tribes need to complete the survey and be counted regardless of size and all homes on the reservation should be surveyed.

Keep the End (the People) in Mind

1. Keep all families in mind, on and off the reservation.
2. Health and safety efficient and cost effective. The needs of the family you’re serving.
3. To keep the end in mind!! To understand that one has to break down to get to the breakthrough!!
4. The people to be served and how to address their specific housing needs.
5. That you are doing assessments with people who are in need.
6. The needs of the entire reservation, not just people who are assisted or have an existing house, but the entire tribe itself.
7. People’s needs in homes.
8. The cultural climate of the demographic population as well as the significant issues that the population deals with that directly and indirectly affect the housing situation in the area. Keep the people that you are studying in mind, think of the family and deter from just issuing a number or percentage of the whole. Ideally, that is not possible, but when developing the study, keep the people in mind.

Respect Sovereignty and Culture

1. That culturally, all Native Nations feel they need to have their individual voices heard to have a fair and accurate assessment of their needs reflected in government reports that ultimately determine individual tribal housing appropriations.
2. Tribal governments are sovereign nations. Without sovereignty, we would all have the same treaties, agreements, etc... Therefore, tribal consultation is our right and your responsibility.
3. Autonomy and tribal self-determination.

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4. While the federal government recognizes tribes as domestic dependent nations, tribes are sovereign and will always view themselves as sovereign nations regardless of funds (and regulations) accepted by them from the federal government.
5. That you are dealing with Native Americans, culture, traditions, etc. (stubborn/set in their ways). "Change" is difficult. It can be done, but it is difficult.

Focus on Survey Relevance and Benefits

1. What are you going to do with the survey? How are you going to use it and implement the information received? What are you going to do with the information gathered? How is the tribe or tribes to be informed on what kind of research will be done.
2. To ask the right questions that will also affect future generations.
3. Taking the time to contact a large number of Indian households. Increase the number or percentage of Indian households contacted previously.
4. Who will it affect and the overall response back and how it will benefit us tribally in the future?
5. Make an up-to-date survey that relates mostly to every tribe and tribal housing issues.
6. What does all tribal housing have most in common? And show all tribal issues back to all tribes in a timely manner.
7. To give more information on surveys. Try to keep it short.